



DEVELOPMENT — MANAGEMENT — CONSTRUCTION

*Thomas E. Schiff*  
*Executive Vice President / General Counsel*

Via FedEx

July 11, 2012

Mr. Don Geisinger,  
Senior Real Property Agent  
Los Angeles County Department of Beaches & Harbors  
13837 Fiji Way  
Marina del Rey, CA 90292

Re: Bay Club – Additional Information re Phasing of Anchorage Improvements

Dear Don:

You have asked that we supplement our June 15, 2012 letter with additional information concerning the phasing of anchorage improvements at Bay Club Marina.

In our June 15 letter, we explained that the tenant notices for Phase 1 were delivered on May 1 with the tenants being requested to vacate by June 30. Construction on that phase remains scheduled to begin August 24. No notices for Phases 2 through 5 have yet been given, consistent with the timing set forth in the June 15 letter.

As mentioned in the June 15 letter, Phase 1 consists of the three most westerly docks, specifically docks B-3100, B-2900 and B-2700 (from west to east).

The enclosed chart shows the number of existing and proposed slips at each of the docks at Bay Club Marina. Presently, dock B-3100 has 11 slips, B-2900 has 23 slips and B-2700 has 24 slips, for a total of 58 slips. In addition, each of the three docks has an end-tie, two of which accommodated one boat and one of which accommodated two boats, for a total of four boats at the end-ties.

Of these 62 slips and end-tie spaces, 58 were occupied and four were vacant on May 1. Each of the 58 tenants in occupancy was given the termination notice.

All of the Phase 1 tenants have complied with the request to vacate, and Phase 1 is now fully vacant.

Of the 58 vacating Phase 1 tenants, we were able to relocate nearly half, 27, within Bay Club.

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To assist with relocating the other Phase 1 boaters, our dockmaster Doug Pease personally met with all 21 other Marina del Rey dockmasters before our May 1 notice went out, to let them know of our need to accommodate relocating boaters and to encourage their cooperation and assistance. In addition, our boaters were reminded that Beaches and Harbors maintains a public website that is updated monthly that lists all the slip vacancies within Marina del Rey (approximately 900 vacancies the last time our dockmaster checked).

Very Truly Yours,



Thomas E. Schiff,  
Executive Vice President and General Counsel of  
Decron Properties Corp., agent for  
NF Marina, LP

cc (w/ encl., by email):

Mr. David J. Nagel  
Adam Berkoff, Esq.

Decron Properties  
 Bay Club Marina Marina del Rey, CA  
 12/22/2011



**Existing Marina**

Slip Length	B-1100	B-1300	B-1500	B-1700	B-1900	B-2100	B-2300	B-2500	B-2700	B-2900	B-3100	Total Qty
28							2	4	4	4		14
30							10	20	20	12	2	64
33	2	4	2		2	4	2					16
35	9	18	9		9	18	9			3	6	81
38			2	4								6
40			7	16	10							33
42										4	3	7
44	2											2
46	7											7
<b>Total Sum</b>	<b>20</b>	<b>22</b>	<b>20</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>24</b>	<b>23</b>	<b>11</b>	<b>230</b>

**Proposed Marina**

Slip Length	B-1100	B-1300	B-1500	B-1700	B-1900	B-2100	B-2300	B-2500	B-2700	B-2900	B-3100	Total Qty
22											1	1
24							1		2	1		4
25								1		6	1	8
28							2	2				4
29	1	1			1	1						4
30							8	9	9	11	3	40
32								1				1
33	2	4	2		2	4	2					16
34				1								1
35	7	15	8		7	15	8	2		3	1	66
36			1									1
38				2	2			6	9			19
40			2	8	7						1	18
42			6	7								13
44	2											2
46											1	1
46	7											7
60											1	1
<b>Total Sum</b>	<b>19</b>	<b>20</b>	<b>19</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>21</b>	<b>20</b>	<b>21</b>	<b>9</b>	<b>207</b>

\*\*\* No end-ties included in above counts